

# Memorandum



**Date:** January 22, 2008

**To:** Honorable Chairman Bruno A. Barreiro  
and Members, Board of County Commissioners

Agenda Item No. 5(B)

**From:** George M. Burgess  
County Manager

**Subject:** SUNSET COVE

## **RECOMMENDATION**

The following plat meets concurrency and is hereby submitted for consideration by the Board of County Commissioners for approval. The Miami-Dade County Plat Committee recommends approval and recording of the plat listed below. This plat is bounded on the north by approximately SW 60 Terrace, on the east by SW 162 Avenue, on the south by approximately SW 62 Street, and on the west by SW 163 Avenue.

## **SCOPE**

This plat is located within the boundaries of Commission District 11.

## **FISCAL IMPACT/FUNDING SOURCE**

Not Applicable

## **TRACK RECORD/MONITOR**

Not Applicable

## **BACKGROUND**

SUNSET COVE (T-21665)

- Located in Section 29, Township 54 South, Range 39 East
- Commission District: 11
- Zoning: RU-1M(a)
- Proposed Usage: Single family residences
- Number of parcels: 22

## **PLAT RESTRICTIONS**

- That SW 61st Lane and SW 162<sup>nd</sup> Avenue, as shown on the plat, together with all existing and future planting, trees, shrubbery and fire hydrants thereon, are hereby dedicated to the perpetual use of the public for proper purposes, reserving to the dedicators, their successors or assigns, the reversion or reversions thereof whenever discontinued by law.
- That individual wells shall not be permitted within this subdivision, except for swimming pools, sprinkler systems and/or air conditioners.

- That all new electric and communication lines, except transmission lines, within this subdivision, shall be installed underground.
- That the use of septic tanks will not be permitted within this subdivision, unless approved for temporary use, in accordance with County and State regulations.
- That the storm water management area, Tract "A", as shown on the plat, is hereby dedicated to the joint use and ownership of all abutting property owners within this subdivision, reserving a public right in said storm water management area as a storage basin for storm water discharge. The water areas lying within said tract shall be maintained by a Miami-Dade County Special Taxing District. The abutting property owners within this subdivision shall maintain those areas of said tract that lie between their property lines and the waters edge of said storm water management area.
- That Tracts "B" and "C", as shown on the plat, are hereby reserved for storm water management area access and proper use and shall be owned by Miami-Dade County and maintained by a Miami-Dade County Special Taxing District.
- That areas adjacent to the storm water management area are to be graded to prevent overland stormwater runoff into the storm water management area.
- That the utility easements at the sides, front and/or rear of certain lots, as shown by dashed lines on the plat, are hereby reserved for the installation and maintenance of public utilities.

**DEVELOPER'S OBLIGATION**

- Paving, sidewalks, street name signs, drainage, curb and gutter, valley gutter, guardrail, traffic control signs, striping and monumentation. Bonded under bond number 7759 in the amount of \$109,321.00.

Should you need additional information, please contact Mr. Raul Pino, PLS, Chief, Land Development Division, Public Works Department, at (305) 375-2112.

  
Assistant County Manager

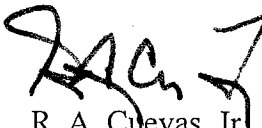


# MEMORANDUM

(Revised)

**TO:** Honorable Chairman Bruno A. Barreiro  
and Members, Board of County Commissioners

**DATE:** January 22, 2008

**FROM:**   
R. A. Cuevas, Jr.  
County Attorney

**SUBJECT:** Agenda Item No. 5(B)

Please note any items checked.

- ☐ "4-Day Rule" ("3-Day Rule" for committees) applicable if raised
- ☐ 6 weeks required between first reading and public hearing
- ☐ 4 weeks notification to municipal officials required prior to public hearing
- ☐ Decreases revenues or increases expenditures without balancing budget
- ☐ Budget required
- ☐ Statement of fiscal impact required
- ☐ Bid waiver requiring County Manager's written recommendation
- ☐ Ordinance creating a new board requires detailed County Manager's report for public hearing
- ☒ Housekeeping item (no policy decision required)
- ☐ No committee review

Approved \_\_\_\_\_ Mayor

Agenda Item No. 5(B)

Veto \_\_\_\_\_

01-22-08

Override \_\_\_\_\_

RESOLUTION NO. \_\_\_\_\_

RESOLUTION APPROVING THE PLAT OF SUNSET COVE,  
LOCATED IN THE NORTHWEST 1/4 OF SECTION 29,  
TOWNSHIP 54 SOUTH, RANGE 39 EAST (BOUNDED ON  
THE NORTH BY APPROXIMATELY SW 60 TERRACE, ON  
THE EAST BY SW 162 AVENUE, ON THE SOUTH BY  
APPROXIMATELY SW 62 STREET, AND ON THE WEST  
BY SW 163 AVENUE)

**WHEREAS**, Homestar at Sunset Cove, Inc., a Florida corporation, has this day presented to this Board a plat of certain lands lying in Miami-Dade County, Florida, said plat to be known as SUNSET COVE, the same being a replat of a portion of Tract 21 of "Miami Everglade Land Co., Ltd.", according to the plat thereof, as recorded in Plat Book 2, at Page 3, of the Public Records of Miami-Dade County, Florida, lying and being in the Northwest 1/4 of Section 29, Township 54 South, Range 39 East, Miami-Dade County, Florida, and it appears that all requirements of law concerning said plat insofar as the authority of this Board is concerned have been complied with,

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF MIAMI-DADE COUNTY, FLORIDA**, that said plat is hereby approved; that the dedication of the streets, alleys and other rights-of-way however designated or depicted on said plat is hereby accepted; that the Miami-Dade County Plat Restrictions as listed on said plat are approved and are to be enforced; that approval of the plat is not a waiver of any zoning regulations and that the requirements of the zoning existing on this land at the time this resolution is approved shall be enforced whether or not the various parcels on this plat conform to those requirements; this approval is conditioned upon the proper execution of all documents required by the County Attorney's Office.

The foregoing resolution was offered by Commissioner \_\_\_\_\_, who moved its adoption. The motion was seconded by Commissioner \_\_\_\_\_ and upon being put to a vote, the vote was as follows:

Bruno A. Barreiro, Chairman	
Barbara J. Jordan, Vice-Chairwoman	
Jose "Pepe" Diaz	Audrey M. Edmonson
Carlos A. Gimenez	Sally A. Heyman
Joe A. Martinez	Dennis C. Moss
Dorrian D. Rolle	Natacha Seijas
Katy Sorenson	Rebeca Sosa
Sen. Javier D. Souto	

The Chairperson thereupon declared the resolution duly passed and adopted this 22<sup>nd</sup> day of January, 2008. This resolution shall become effective ten (10) days after the date of its adoption unless vetoed by the Mayor, and if vetoed, shall become effective only upon an override by this Board.

MIAMI-DADE COUNTY, FLORIDA  
BY ITS BOARD OF  
COUNTY COMMISSIONERS

HARVEY RUVIN, CLERK

By: \_\_\_\_\_  
Deputy Clerk

Approved by County Attorney as  
to form and legal sufficiency.

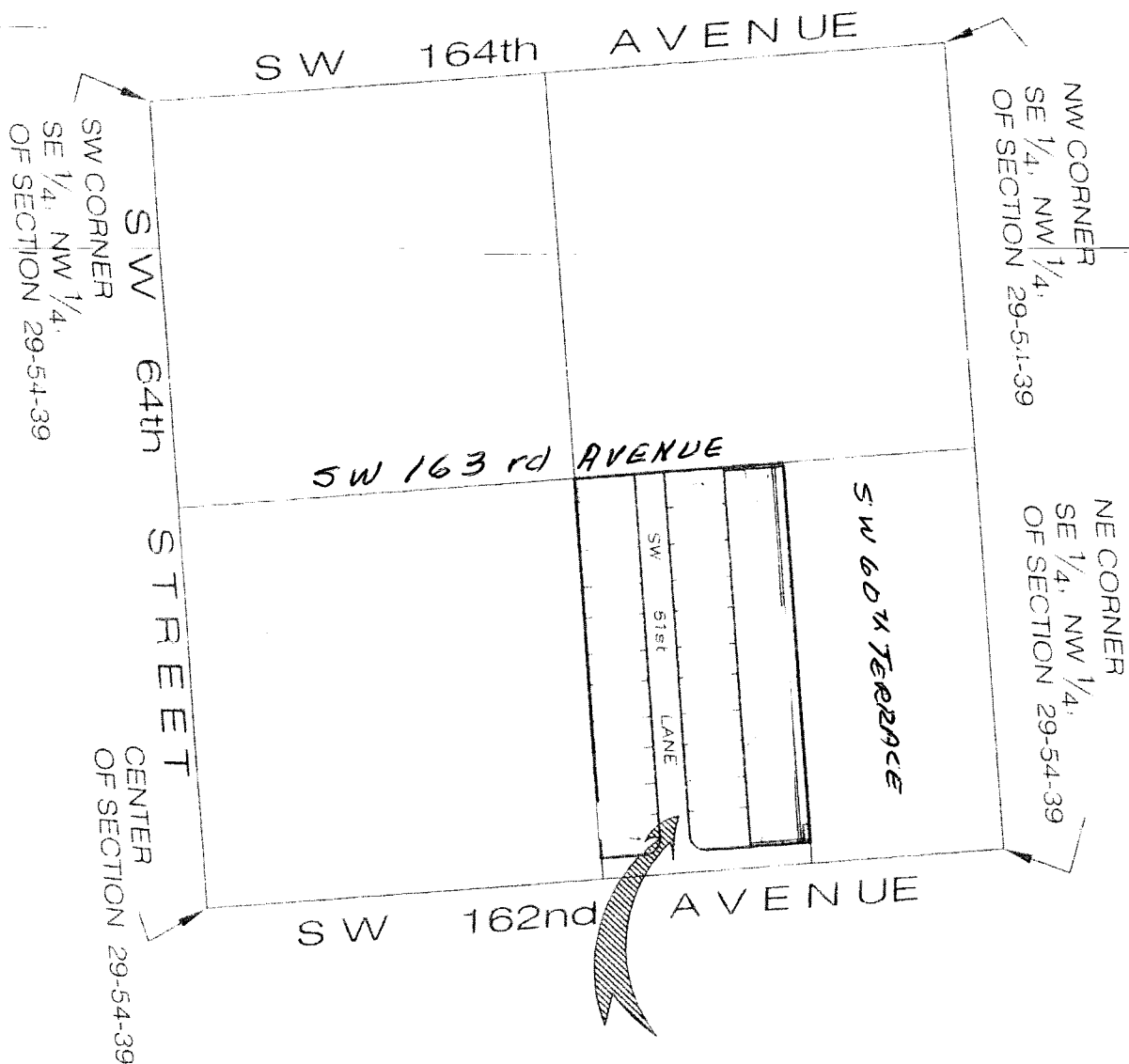


Joni Armstrong Coffey

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SUNSET  
GOV  
T.21665

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SE 1/4, OF THE NW 1/4, OF  
SECTION 29, TOWNSHIP 54 SOUTH, RANGE 39 EAST